



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

57 June 14, 2016

LORI GLASGOW
EXECUTIVE OFFICER

June 14, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
OLIVE VIEW-UCLA MEDICAL CENTER
ONLINE REAL-TIME CENTRALIZED
HEALTH INFORMATION DATABASE PROJECT
EMERGENCY GENERATORS
AWARD DESIGN-BUILD CONTRACT
CAPITAL PROJECT NO. 87224
(SUPERVISORIAL DISTRICTS 3 AND 5)
(3 VOTES)**

SUBJECT

The recommended actions will award and authorize a design-build contract with J.R. Abbott Construction, Inc., to complete the emergency generators replacement as part of the Olive View-UCLA Online Real-Time Centralized Health Information Database project and approve other related actions.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that J.R. Abbott Construction, Inc., is the responsive and responsible bidder that submitted the best value proposal for design and construction of the emergency generators replacement related to the Olive View-UCLA Online Real-Time Centralized Health Information Database project.
2. Award the design-build contract to J.R. Abbott Construction, Inc., and authorize the Director of Public Works or her designee to execute the design-build contract with J.R. Abbott Construction, Inc., for a lump sum total not-to-exceed contract amount of \$9,242,000 plus a \$300,000 design completion allowance for a maximum contract amount of \$9,542,000 subject to receipt by the County

of acceptable bonds and evidence of required contract insurance filed by the design-build entity.

3. Authorize the Director of Public Works or her designee to exercise control over the design completion allowance including the authority to reallocate the design completion allowance into the contract amount, as appropriate, in accordance with the project specifications.

4. Delegate authority to the Director of Public Works or her designee to execute consultant services agreements for a stipend amount not to exceed \$45,000 each with the second and third highest ranked, qualifying design-build proposers, and enabling the County to use all design and construction ideas and concepts included within their proposals.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will award a design-build contract to J.R. Abbott Construction, Inc. (Abbott); authorize the Director of Public Works or her designee to execute the design-build contract with Abbott to complete the design and construction of the emergency generators replacement related to the Online Real-Time Health Information Database (ORCHID) project at OV-UCLA; and approve related actions for the project.

On December 10, 2013, the Board established Capital Project No. 87224 along with five other ORCHID projects, approved the budgets for the six capital projects to construct the infrastructure necessary to support the ORCHID implementation, and authorized the Director of Public Works to deliver the projects.

On January 26, 2016, the Board approved a revised project budget of \$26,670,000 for the ORCHID project at OV-UCLA to incorporate replacement of the emergency generators at this facility. Design-builder solicitation process for this project is complete and Abbott was found to be the responsive and responsible design-build bidder that submitted the best value proposal to design and construct the emergency generators replacement related to the ORCHID project.

On January 26, 2016, the Board also approved the use of a job order contract to complete the make-ready work. This work is now successfully completed.

Design Completion Allowance

The \$9,542,000 contract amount includes a \$300,000 design completion allowance intended to facilitate the resolution of design refinements or issues identified during the design phase of the project including changes required by jurisdictional agencies and other unanticipated issues. The inclusion of the design completion allowance will facilitate the design process and minimize potential delays that could occur with design phase issues.

Consultant Services Agreements

Upon the Board's approval, the second and third highest ranked, qualifying design-build proposers for the OV-UCLA ORCHID project will each be paid a stipend of \$45,000 pursuant to consultant services agreements, which afford the County the right to use the information and ideas submitted by the proposers.

Green Building/Sustainable Design Program

The proposed project will support the Board's Policy for Green Building/Sustainable Design Program by using energy efficient equipment and lighting, building materials that are composed of recycled materials, and reducing the amount of demolition materials that would be disposed of in landfills.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by investing in public health infrastructure to enhance the safety of patients and staff and improving patient care with improved infrastructure. Completion of the project will provide much needed improvements and permit the enterprise-wide sharing of best practices, as well as enhance efficiency and effectiveness at the OV-UCLA facility.

FISCAL IMPACT/FINANCING

The project budget for the completed OV-UCLA ORCHID infrastructure upgrades component is \$9,564,000 and \$17,106,000 for the emergency generators replacement component, totaling \$26,670,000, including construction, plans and specification, consultant services, miscellaneous expenditures, jurisdictional review/plan check/permit, and County services.

Funding is included in the Fiscal Year 2016-17 Recommended Budget for the OV-UCLA Medical Center and Valley Care Network-SF Valley CHC/HCs Capital Project No. 87224 and residual appropriation will carry over to future fiscal years to complete the project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The design-build contract with Abbott contains terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Contractor Employee Jury Service Program, and the Los Angeles County's Child Support Compliance Program. In accordance with the Board's Civic Art Policy amended on August 11, 2015, this project is exempt from the Civic Art fee as it consists of the purchase of technical equipment or infrastructure upgrades.

ENVIRONMENTAL DOCUMENTATION

On January 26, 2016, the Board found the proposed revisions to the ORCHID project at OV-UCLA Medical Center, including the replacement of emergency generators and the addition of emergency power circuits for the air handlers at the facility, to be categorically exempt from the provisions of the California Environmental Quality Act. On January 27, 2016, Public Works filed a Notice of Exemption for the project revisions with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the California Environmental Quality Act Guidelines. The recommended actions, including award of the design-build contract and delegation of authority to execute the consultant services agreements, are within the scope of the previously approved exemption and there have been no changes to the proposed project or the circumstances under which it will be implemented.

CONTRACTING PROCESS

On May 28, 2015, Public Works issued a Request for Proposal (RFP) for design-build services for

the project. The first phase of the RFP process was the submittal of a prequalification questionnaire by all interested design-build firms. On June 29, 2015, three prequalification questionnaires were received for evaluation. The prequalification questionnaires were reviewed by an evaluation committee made up of staff from the Chief Executive Office, the Department of Health Services, and Public Works. The evaluation was made based on responses to questions concerning the business type and ownership of each design-build entity, evidence of the design-builder's experience and capacity to perform projects of similar size and complexity, licenses, registration, credentials, violations of State and Federal labor codes and safety regulations, debarment, default, bankruptcy, lawsuits on Public Works projects in the preceding 5 years, and other relevant criteria. Based on the review and evaluation of the prequalification questionnaires, three firms were determined to be prequalified. In accordance with the shortlisting requirements in the RFP, the top three firms (Helix, Abbott, and Kitchell) were shortlisted and invited to submit technical and cost proposals for the project.

On February 16, 2016, the top three design-build firms submitted technical and cost proposals for evaluation. The technical and cost proposals were evaluated by the evaluation committee based on technical design and construction expertise, proposed delivery plans, price, life cycle costs, skilled labor force availability, acceptable safety record, design excellence, and design-build team personnel and organization. The final ranking sheet of the proposers is enclosed. Abbott, in its design-build proposal, was found to have submitted the best value and most advantageous proposal to perform these services under the design-build delivery method in accordance with the evaluation criteria stated in the RFP. These evaluations were completed without regard to race, creed, color, or gender.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

Abbott's Community Business Enterprises participation data and 3-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended actions will have no impact to current services at the OV-UCLA facility. However, during the construction phase, the emergency generators replacement work may require intermittent impacts to operations at the facility. Public Works will work with the Department of Health Services to minimize construction impacts and disruptions at the facilities. The hospital will remain fully operational during construction.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

The Honorable Board of Supervisors

6/14/2016

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

GAIL FARBER

Director

GF:AM:ms

Enclosures

c: Auditor-Controller
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Department of Health Services

June 14, 2016

ENCLOSURE

**CONSTRUCTION CONTRACT
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Proposal Summary

Proposer	Best Value Score (Max. Score = 1,000)	Base Price Proposal
J.R. Abbott Construction, Inc.	714.50	\$ 10,247,674
Helix	629.50	\$ 7,880,000
Kitchell	463.25	\$ 11,797,941